

SUMMARY OF BY-LAWS

Annual meeting 7:30p.m. 2nd Monday of Feb (Note: modified by Amendment 14)

Special meetings can be called by the President, Majority of Board, or written request from 1/3rd of membership.

Meeting notice in writing to unit addresses at least 10 days in advance, but not more than 60.

Quorum equals simple majority unless larger number required by Kansas Apartment Ownership Act. (Units in foreclosure are not counted as "owned" units in the calculation for a quorum)

Proxy must be filed before the appointed meeting.

7.0 Board of Directors:

- No less than 3 or more than 7 announced before the meeting
- Nominees should be announced 15 days prior to the meeting with additions allowed from the floor.
- Election must be by written ballot.
- Vacancies occurring between annual meetings, will be filled by the remaining Board members.
- Any Director may be removed by 2/3rd vote of the entire membership at a special meeting. This vacancy must be filled by membership vote.
- Organizational meeting of the elected Directors must be held within 10 days of the election

8.0 Any officer may hold more than one office except the President cannot also be the Vice-President.

9.2 Budget should be sent to the members prior to 12/1 for upcoming year (beginning 1/1)

9.6 Special assessments must be approved by simple majority of the members.

10.0 Latest edition of Robert's Rules of Order for meetings.

11.2 By-Laws amended by 75% majority, or 80% majority if the majority of Board members are opposed.

SUMMARY OF ARTICLES OF INCORPORATION

Establishes the Pheasant Run Condominium HOA as a Not For Profit corporation with the purpose of conducting the affairs or management and operation of the community. Generalized administration of the HOA is governed by the By-Laws. The By-Laws cannot be amended without the same amendment to the Original Declaration of Condominium.